

No. RB/CNV/BAR/COLL/75/2015/295

Date: 04/07/2016

**Read: Application dated 20/10/2015 from M/s Goveia Developers through its Partner/Power of Attorney holder Mr. Francisco Hugo Anthony Goveia, r/o. H.No. 642, Ponsulem, Colvale, Bardez, Goa.**

**SANAD  
SCHEDULE-II**

*[ See Rule 7 of the Goa Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969].*

Whereas an application has been made to the Collector of North Goa (hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as the said code which expression shall, where the context so admits include the rules and orders thereunder by **M/s Goveia Developers**, being the occupant of the plot registered under **Survey No. 17/2** Known as **Gaumso Vaddo** Situated at **Siolim Village, Bardez Taluka** (hereinafter referred to as "the applicant, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land ( hereinafter referred to as the "said plot") described in the Appendix hereto, forming a part **Survey No. 17/2 (Part) admeasuring 3275 Square Metres** be the same a little more or less for the purpose of **Residential with 60 F.A.R.**

Now, this is to certify that the permission to use for the said plots is hereby granted subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

**1. Levelling and clearing of the land** - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted, to prevent insanitary conditions.

**2. Assessment** - The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.

**3. Use** - The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than **Residential** without the previous sanction of the Collector.

**4. Liability for rates** - The applicants shall pay all taxes, rates and cesses liable on the said land.

**5. Penalty clause** - (a) If the applicant contravenes any of the foregoing conditions, the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out, recover the cost of carrying out the same from the applicants as arrears of land revenue.

**6 a)** If any information furnished by the applicant for obtaining the Sanad is found to be false at a later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.

b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the construction/development carried out shall be at the cost and risk of the applicant.

c) The necessary road widening set-back isto be maintained before any development in the land

d) Traditional access passing through the plot, if any, shall be maintained.

e) No trees shall be cut except with prior permission of the competent authority.

**Contd....2**

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX - I

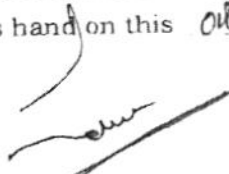
Length and Breadth		Total Super ficial Area	Forming (part of Survey No. or Hissa No.	BOUNDARIES				Remarks
North to South	East to West			North	South	East	West	
1	2	3	4	5				6
94.00 mts	39.50 mts	3275 sq.mts	Survey No. 17 Sub Div No. 2	Road	Survey No. 16 Sub Div No. 6, 7, 8	Survey No. 17 Sub Div No. 12, 13	Survey No. 17 Sub Div No. 1, 5, 6, 10, 9	NIL

Village : Siolim  
Taluka : Bardez

Remarks:-

- The applicant has paid conversion fees of Rs. 5,89,500/- and a fine of Rs. 2,83,500/ total amounting to Rs. 8,73,000 ( Rupees Eight Lakhs Seventy Three Thousand Only) vide challan No. 201600427235 dated 21/06/2016.
- The Conversion has been recommended by the Town Planner, Town and Country Planning Department, Mapusa vide his report No. TPB/2304/TCP-16/1271 dated 28/04/2016 with a condition that proposed construction is in plot shall be 12.50 + 3.00 = 15.50 mtrs from the center line of the existing road towards to southern side of the property.
- The Asst. Conservator of Forests, North Goa Division, Ponda has given NOC for conversion vide report No. 5/CNV/BAR-33/DCFN/TECH/2016-17/116 dated 11/05/2016.
- The development/construction in the plot shall be governed by laws/rules in force.
- The Conversion Sanad issued should not be treated as a permission to regularize the existing structure.



In witness whereof the **COLLECTOR OF NORTH GOA** District, has hereunto set her hand and the seal of this Office on behalf of the Governor of Goa and **Mr. Francisco Hugo Anthony Goveia, Partner/Power of Attorney holder for M/s Goveia Developers**, hereunto set his hand on this 04<sup>th</sup> day of July, 2016.

  
**(Francisco Hugo Anthony Goveia)**  
Partner/Power of Attorney holder

  
**(NILA MOHANAN, IAS)**  
COLLECTOR NORTH



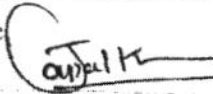

Signature and Designature of Witnesses

- Sanath Patekar 
- Laxman Deyjr 

Complete address of Witness

- Caruhagar Ansonia Bardez Goa
- Hind 17/61, Narwada Penem Goa

We declare **Mr. Francisco Hugo Anthony Goveia**, who has signed this Sanad is, to our personal knowledge, the person he/She represents themselves to be, and that he/She has affixed his/her signature hereto in our presence

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To,

- The Town Planner, Town and Country Planning Department Mapusa
- The Mamlatdar of Bardez Taluka.
- The Inspector of Survey and Land Records, Mapusa - Goa
- The Sarpanch, Village Panchayat Siolim, Bardez -Goa.

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of The Inspector of Survey and Land Records  
MAPUSA - GOA




PLAN

Of the Land bearing Sub. Div. No.2 of Survey No.17  
Situated at Siolim village of Bardez Taluka,  
Applied by M/s Goveia Developers,  
Conversion of use of land from agricultural into non-agricultural  
purpose, vide Case No. RB/CNV/BAR/COLL/75/2015/231 dated 17-05-2016  
from the Office of the Collector, North Goa District, Panaji-Goa.

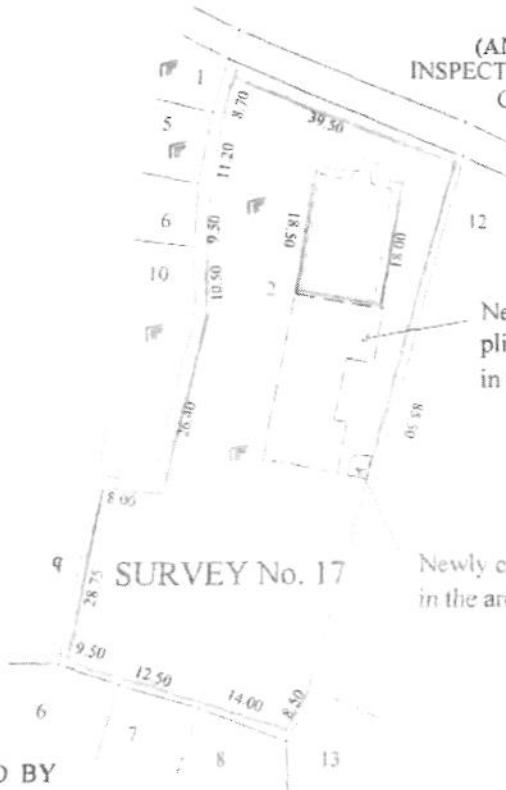
SCALE 1:1000

 AREA APPLIED TO BE CONVERTED -----3275 Sq. Mts.

  
26/5/16  
(ANAND V. VAIGANKAR)  
INSPECTOR OF SURVEYS & LAND RECORDS  
CITY SURVEY MAPUSA



Newly constructed structure admeasuring  
plinth area of 305 sq.mts.  
in the area to be converted.



Newly constructed well 10 sq.mts.  
in the area to be converted.



PREPARED BY

S. No. 16

SAMIR A. NAIK  
Field Surveyor

VERIFIED BY

YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 25 /05/2016

FILE No. 8/CNV/MAP/120/16